

RESOLUTION NO. 2004-220

A RESOLUTION OF THE LODI CITY COUNCIL ESTABLISHING
AN AREA OF BENEFIT AND REIMBURSABLE COSTS FOR
KETTLEMAN LANE IMPROVEMENTS

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WHEREAS, as part of the Kettleman Lane Gap Closure Project, the City is installing public improvements that include widening the north side of Kettleman Lane between Lower Sacramento Road and the Woodbridge Irrigation Canal (WID); and

WHEREAS, the City project includes the installation of street improvements (curb, gutter, sidewalk and pavement) on the north side of Kettleman Lane that directly benefit the properties located on the north side of Kettleman Lane between Tienda Drive and Lakeshore Drive. The benefiting properties are shown on Exhibit A as the Area of Benefit: and

WHEREAS, pursuant to Lodi Municipal Code (LMC) §16.40.030, the costs of improvements installed by the City that benefit adjacent properties and would be required of the properties upon development are reimbursable to the City. The reimbursable costs for each of the benefiting properties have been calculated based on the length of frontage of each parcel and are shown on Exhibit B. First Church of the Nazarene, the owner of the property at 2223 West Kettleman Lane, entered into an agreement with the City on August 5, 1998. In part, the agreement stated that the City would pay for the design and construction of the Kettleman Lane frontage improvement in exchange for the right-of-way dedication on Kettleman Lane. Thus, this parcel is not included. Other parcels along this segment are already developed and have installed their frontage improvements as part of their development; and

WHEREAS, since the Kettleman Lane Improvement Project is not complete yet, the reimbursable amounts shown on Exhibit B are maximum estimates only and will be adjusted upon the completion and acceptance of the Kettleman Lane Improvement Project. Staff requests permission to implement the necessary adjustments at completion of the project of the amounts shown without further Council action. The reimbursement costs will be due at the time of development of the respective parcels. Pursuant to LMC §15.64.080, the reimbursable amount will be adjusted annually to include an amount attributable to interest, which will be based on the change in the Engineering News Record 20 Cities Construction Cost Index from December 2003 to January 1st of the year of reimbursement; and

WHEREAS, in conformance with LMC 16.40, staff recommends that Council conduct a public hearing to establish an area of benefit and reimbursable costs to recover the cost of street improvements on the north side of Kettleman Lane fronting the benefiting properties.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

- a) The City Council hereby establishes an area of benefit and reimbursable costs to recover the cost for street improvements on the north side of Kettleman Lane fronting the benefiting properties as shown on Exhibit A attached. The reimbursable costs for each property are shown on Exhibit B attached and shall be collected at the time of development for each parcel; and
- b) Since the Kettleman Lane Improvement Project is not complete yet, the reimbursable amounts shown on Exhibit B are maximum estimates only and will be adjusted upon the completion and acceptance of the Kettleman Lane Improvement Project. Staff is hereby authorized to implement the necessary adjustments at completion of the project of the amounts shown without further Council action. The reimbursement costs will be due at the time of development of the respective parcels. Pursuant to LMC §15.64.080, the reimbursable amounts will be adjusted annually to include an amount attributable to interest, which will be based on the change in the Engineering News Record 20 Cities Construction Cost Index from December 2003 to January 1st of the year of reimbursement. The beginning ENR index will be 6581.

Dated: October 20, 2004

I hereby certify that Resolution No. 2004-220 was passed and adopted by the Lodi City Council in a regular meeting held October 20, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



Susan J. Blackston
City Clerk



CITY OF LODI

PUBLICWORKS DEPARTMENT

EXHIBIT A KETTLEMAN LANE AREA OF BENEFIT



Exhibit B

City of Lodi
Public Works Department
Kettleman Lane Frontage Improvement Reimbursement⁽¹⁾

Frontage Improvements from 34 feet out from the right-of-way only

						2241 W Kettleman		2115 W Kettleman		2111 W Kettleman		2100 Tienda		1833 W Kettleman		1811 W Kettleman		1723 W Kettleman	
						SJCOE School		Brittany LLC		John Giannoni		Church of God 7th Day of Lodi		Mary Tsutoaka		John Bezug		George Nakamura	
						027-410-15		027-410-20		027-410-21		027-410-22		031-040-20		031-040-40		031-040-42	
Item	Description	Qty	Unit	Price	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total
1	Roadway Excavation	1,974	M ³	25.00	\$ 49,359.38	230	\$ 5,737.50	223	\$ 5,568.75	219	\$ 5,484.38	489	\$ 12,217.50	300	\$ 7,492.50	174	\$ 4,353.75	340	\$ 8,505.00
2	Class II AB	1,612	M ³	50.00	\$ 80,614.20	191	\$ 9,566.80	179	\$ 8,962.70	177	\$ 8,829.95	389	\$ 19,454.55	241	\$ 12,052.20	145	\$ 7,263.90	290	\$ 14,484.10
3	Asphalt Concrete (Class B)	1,251	TONNE	45.00	\$ 56,301.44	145	\$ 6,544.44	141	\$ 6,351.96	139	\$ 6,255.72	310	\$ 13,935.81	190	\$ 8,546.27	110	\$ 4,966.08	216	\$ 9,701.17
4	Asphalt Concrete, Misc	185	M ²	15.00	\$ 2,769.00	23.4	\$ 351.00	18.8	\$ 282.00	18.8	\$ 282.00	0	\$ -	16.2	\$ 243.00	32.4	\$ 486.00	75	\$ 1,125.00
5	Minor Concrete	166	M ³	400.00	\$ 66,499.74	24	\$ 9,550.68	18	\$ 7,045.16	17	\$ 6,957.56	41	\$ 16,376.82	24	\$ 9,588.80	14	\$ 5,599.60	28	\$ 11,381.12
6	Storm Drain Catch Basin ⁽²⁾	2	EA	1,200.00	\$ 2,400.00	0.29	\$ 349.45	0.21	\$ 247.06	0.20	\$ 243.75	0.52	\$ 618.46	0.29	\$ 352.87	0.16	\$ 192.97	0.33	\$ 395.43
7	450 mm Concrete Pipe ⁽²⁾	128	M	140.00	\$ 17,920.00	18.64	\$ 2,609.23	13.18	\$ 1,844.74	13.00	\$ 1,820.04	32.98	\$ 4,617.81	18.82	\$ 2,634.75	10.29	\$ 1,440.88	21.09	\$ 2,952.57
8	Lighting (Street) ⁽²⁾	11	EA	3,025.00	\$ 33,275.00	1.60	\$ 4,844.98	1.13	\$ 3,425.42	1.12	\$ 3,379.56	2.83	\$ 8,574.64	1.62	\$ 4,892.37	0.88	\$ 2,675.52	1.81	\$ 5,482.51
9	Miscellaneous Items ^{(2) (3)}	1	LS	30,800.00	\$ 30,800.00	0.15	\$ 4,484.61	0.10	\$ 3,170.64	0.10	\$ 3,128.19	0.26	\$ 7,936.86	0.15	\$ 4,528.48	0.08	\$ 2,476.51	0.16	\$ 5,074.72
Subtotal					\$ 339,938.75	\$ 44,038.68		\$ 36,898.43		\$ 36,381.13		\$ 83,732.45		\$ 50,331.23		\$ 29,455.20		\$ 59,101.62	
10% Engineering & Contract Administration					\$ 33,993.88	\$ 4,403.87		\$ 3,689.84		\$ 3,638.11		\$ 8,373.24		\$ 5,033.12		\$ 2,945.52		\$ 5,910.16	
5% Contingencies					\$ 16,996.94	\$ 2,201.93		\$ 1,844.92		\$ 1,819.06		\$ 4,186.62		\$ 2,516.56		\$ 1,472.76		\$ 2,955.08	
Total Reimbursable Costs					\$ 390,929.56	\$ 50,644.48		\$ 42,433.19		\$ 41,838.30		\$ 96,292.32		\$ 57,880.92		\$ 33,873.48		\$ 67,966.87	

⁽¹⁾ Estimate based on actual contract prices from Lane Gap Closure Project. Except for Item 6.
⁽²⁾ Prorated based on length of parcel frontage on Kettleman Lane.
⁽³⁾ Miscellaneous Items include Traffic Control, Clearing & Grubbing, and other miscellaneous items.